

Condominium Annual Update Report

2003 Assessment Roll

Mass Appraisal of

South King County

**Neighborhoods: 240, 245, 250, 255, 260,
265, 270, 275, 280, 285, 290, 295, 300,
305, 310, 315, 320, and 325.**

For 2004 Property Taxes

**King County, Department of Assessments
Seattle, Washington**

Scott Noble, Assessor

Executive Summary Report

Characteristics Based Market Adjustment for 2002 Assessment Roll

Area Name / Number: South King County; Areas 240, 245, 250, 255, 260, 265, 270, 275, 280, 285, 290, 295, 300, 305, 310, 315, 320, and 325.

Previous Physical Inspection: 1998 - 2002

Sales - Improved Summary:

Number of Sales: 2898

Range of Sale Dates: 1/2001 – 1/2003

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2002 Value	\$13,000	\$119,100	\$132,100	\$139,200	94.9%	6.46%
2003 Value	\$13,100	\$126,100	\$139,200	\$139,200	100.0%	5.40%
Change	+\$100	+\$7,000	+\$7,100		+5.1%	-1.06%
%Change	+0.8%	+5.9%	+5.4%		+5.4%	-16.41%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -1.06% and -16.41% actually represent an improvement.

Sales used in Analysis: The sales sample includes all condominium residential living unit sales verified as good. The sample excludes commercial units, parking units, and condos in use as apartments. A listing of sales included and sales excluded from the analysis can be found in the Assessor's files located in the Commercial/Business Division.

Population - Improved Parcel Summary Data:				
		Land	Imps	Total
2002 Value		\$13,000	\$106,000	\$119,000
2003 Value		+\$13,100	+\$113,000	+\$126,100
Percent Change		+0.8%	+6.6%	+6.0%

Number of improved Parcels in the Population: 13928

The population summary above includes all residential condominium living units, parking storage and moorage units. It excludes condominiums with commercial responsibility such as apartments and office buildings. A list of all parcels in the population can be found in the Assessor's files located in the Commercial/Business Division.

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as neighborhoods, living area, floor location, number of bedrooms and fireplaces. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. Several projects were found to be exceptions to the model and required a slight adjustment to improve uniformity.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2003 assessment roll.

Part One – Premises of the Mass Appraisal

Assumptions & Limiting Conditions

Sales data is derived from real estate excise tax affidavits and is initially reviewed by the Sales Identification Section of the Accounting Division. The analyst made further verification of sales in office. Time constraints prohibit further verification of sales information.

Data Utilized

Available sales that had closed from 1/1/2001 through 1/1/2003 were considered in this analysis. The sales and population data were extracted from the King County Assessor's Condominium database.

Sales Screening for Improved Parcel Analysis

Sales removal occurred for parcels meeting the following criteria:

1. Assigned or owned parking
2. Assigned or owned storage units
3. Assigned or owned moorage
4. Multi-parcel or multi-unit sales
5. Sales of commercial use or apartment use units
6. Others as identified as non-market sales

Scope of the Appraisal

The income and cost approaches are not applicable to residential condominium valuation. Most condominium units are owner-occupied and not income producing properties. Cost is not an accepted approach because there is no accurate way to allocate building costs among the individual units. Therefore, we rely solely upon the sales comparison approach to develop a valuation model. Our sales sample consists of 2898 residential living units that sold during the 24-month period between January 1, 2001 and January 1, 2003. The model was applied to all units. Direct sales comparison was used to value exception parcels, which are typically parcels with characteristics that are not adequately represented in the sales sample on variables such as size, condition, view or quality. Those parcels were adjusted to the model based on observations and general appraisal techniques.

The Condo Crew does not value condominium land or commercial condominiums, which are the responsibility of geographic and specialty appraisers.

Part Two Presentation of Data

Identification of the area

Name or Designation

South King County

Boundaries

The South King County area is an irregular shape and is roughly defined by the following.

North Boundary – SW 116th Street

East Boundary – 300th Avenue SE

West Boundary – Puget Sound

South Boundary – The King Pierce County Line.

Maps

Maps of the Specialty Neighborhoods included in the South King County area are in the addenda of this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area, city, neighborhood, and location data

The South King County area includes specialty neighborhoods 240: Des Moines, 245: Burien, 250: Boulevard Park, 255: Sea Tac, 260: Midway, 265: Valley, 270: Federal Way, 275: Federal Way East, 280: Federal Way West, 285: Auburn, 290: Lea Hill, 295: Algona, 300: Enumclaw, 305: Kent, 310: East Hill, 315: Renton, 320: Benson and 325: Tukwila.

Zoning and legal/political consideration

Zoning restrictions, whether county or local, are displayed on Assessor's maps and are shown as a land characteristic in the Assessor's property characteristic database. Local jurisdictions exercise authority over local land use and community planning. Regulations regarding zoning are found in their local ordinances.

Land use data

The Commercial Appraisal Section records Assessor's land use codes, which identify the present land use. This data resides in the Assessor's database and is available upon request.

Part Three -- Analysis of Data and Conclusions

Highest and best use analysis and location of conclusions

Based on neighborhood trends, both demographic and current development patterns, the existing buildings represent the highest and best use of most sites. The existing use will continue until land value, in its highest and best use, exceeds the sum of value of the entire property in its existing use and the cost to remove the improvements. We find that the current improvements do add value to the property, in most cases, and are therefore the highest and best use of the property as improved.

Sales comparison approach model description

The chosen adjustment model was developed using multiple regression. The 2002 assessment value (AV) was the primary dependent variable.

South King County area sales were analyzed and it was observed that properties were increasing at an average rate of approximately 6% per year. A Multiple regression equation was then formulated based on sales and property characteristic data found in the Assessor's records. Using regression analysis, we specify property characteristics, such as age, neighborhood, size, and number of bedrooms, and applied an adjustment value to those characteristics that were found to have a profound affect on market value. The regression model, when applied, supports the overall average market increase. Therefore, the model was used to value all condominium properties in this area. A list of all sales and property characteristics used in the analysis is available upon request.

Model specification

The ***regression model*** for neighborhoods **240, 245, 250, 255, 260, 270, 275, 280, 305, 315** and **325** includes the following data characteristics:

1. Assessed Value per Square Foot
2. Living Area
3. Apartment Conversions
4. Number of Units
5. Age
6. Project Location
7. Neighborhoods 280, 260, 315 and 240.
8. Certain Projects identified by major number.

The ***regression model*** for neighborhoods **265, 285, 290, 295, 300, 310** and **320** includes the following data characteristics:

1. Assessed Value per Square Foot
2. Living Area
3. Effective Age
4. Neighborhoods 285,290,310 and 320
5. Certain Projects identified by major number.

The definitions of data characteristics included in the model are in the Condominium Coding manual, which is available upon request.

Model calibration

The **regression model** for neighborhood **240, 245, 250, 255, 260, 270, 275, 280, 305, 315 and 325** was calibrated using selling prices and property characteristics as follows:

***EMV= Exponential of the sum of the following coefficients x 10000:**

-1.617779+ .8484511*AVSQFT+ .9654799*SQFT-8.509429E-03*CVERTED+ 1.146752E-02*RUNIT-1.261612E-02*RCAGE+ 5.100715E-02*PROJLOC+ 5.636223E-03*AREA280+ 1.950321E-02*AREA260+ 2.180085E-02*AREA315+ 2.202164E-02*AREA240-2.335706E-02*PLAT1+ .029454*PLAT2

The resulting total value is rounded down to the next \$1,000.

The **regression model** for neighborhoods, **285, 290, 295, 300, 310 and 320** was calibrated using selling prices and property characteristics as follows:

***EMV= Exponential of the sum of the following coefficients x 10000:**

-1.564736+ .8310081*AVSQFT+ .939227*SQFT+ 6.730685E-03*RCEFFAGE-1.512562E-02*AREA285-1.017913E-02*AREA290-7.590523E-03*AREA310-2.460906E-03*AREA320-2.168025E-02*PLAT1+ .0278351*PLAT2

The resulting total value is rounded down to the next \$1,000.

*EMV stands for Estimated Market Value and represents the modeled value for the 2003 assessment year.

Model validation

Detailed regression statistics validating the model are shown in the ratio reports in the addendum of the South King County area report.

Craig Johnson reviewed the projected values for accuracy and correctness.

Reconciliation and Conclusion.

Ratio study

A ratio study was completed to evaluate the results of our revalue efforts. This study shows the mean-weighted ratio of previous assessed value to selling price. Ratio reports are included in the addenda of this report.

Addenda

Regression Model Statistics

&

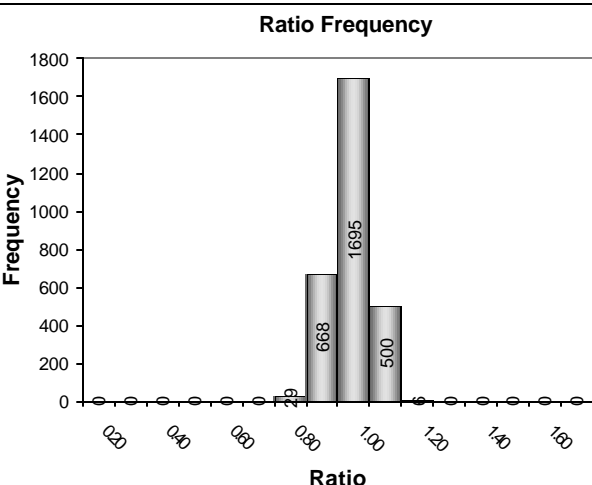
Specialty Area Maps

Annual Update Ratio Study Report (Before)

2002 Assessments

District/Team: Commercial-West	Lien Date: 01/01/2002	Date of Report: 7/8/2003	Sales Dates: 1/2001-1/2003
Area South King County	Analyst ID: CJOH	Property Type: Residential Condominiums	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	2898		
Mean Assessed Value	132,100		
Mean Sales Price	139,200		
Standard Deviation AV	52,991		
Standard Deviation SP	53,309		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.943		
Median Ratio	0.948		
Weighted Mean Ratio	0.949		
UNIFORMITY			
Lowest ratio	0.712		
Highest ratio:	1.157		
Coefficient of Dispersion	5.18%		
Standard Deviation	0.061		
Coefficient of Variation	6.46%		
Price Related Differential (PRD)	0.994		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.945		
Upper limit	0.951		
95% Confidence: Mean			
Lower limit	0.941		
Upper limit	0.946		
SAMPLE SIZE EVALUATION			
N (population size)	13928		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.061		
Recommended minimum:	6		
Actual sample size:	2898		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	1376		
# ratios above mean:	1522		
z:	2.712		
Conclusion:	Non-normal		

Ratio Frequency



Ratio	Frequency
0.80	668
1.00	1695
1.20	500

COMMENTS:

Residential Condominiums throughout areas 240, 245, 250, 255, 260, 265, 270, 275, 280, 285, 290, 295, 300, 305, 310, 315, 320 and 325

Annual Update Ratio Study Report (After)

2003 Assessments

District/Team: Commercial-West	Lien Date: 01/01/2003	Date of Report: 7/8/2003	Sales Dates: 1/2001-1/2003
Area South King County	Analyst ID: CJOH	Property Type: Condominiums	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	2898		
Mean Assessed Value	139,200		
Mean Sales Price	139,200		
Standard Deviation AV	52,263		
Standard Deviation SP	53,309		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	1.003		
Median Ratio	1.001		
Weighted Mean Ratio	1.000		
UNIFORMITY			
Lowest ratio	0.768		
Highest ratio:	1.230		
Coefficient of Dispersion	4.29%		
Standard Deviation	0.054		
Coefficient of Variation	5.40%		
Price Related Differential (PRD)	1.003		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.999		
Upper limit	1.004		
95% Confidence: Mean			
Lower limit	1.001		
Upper limit	1.004		
SAMPLE SIZE EVALUATION			
N (population size)	13928		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.054		
Recommended minimum:	5		
Actual sample size:	2898		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	1472		
# ratios above mean:	1426		
z:	0.854		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

Ratio Frequency

Ratio	Frequency
0.80	16
0.90	1370
1.00	1346
1.10	119
1.20	119

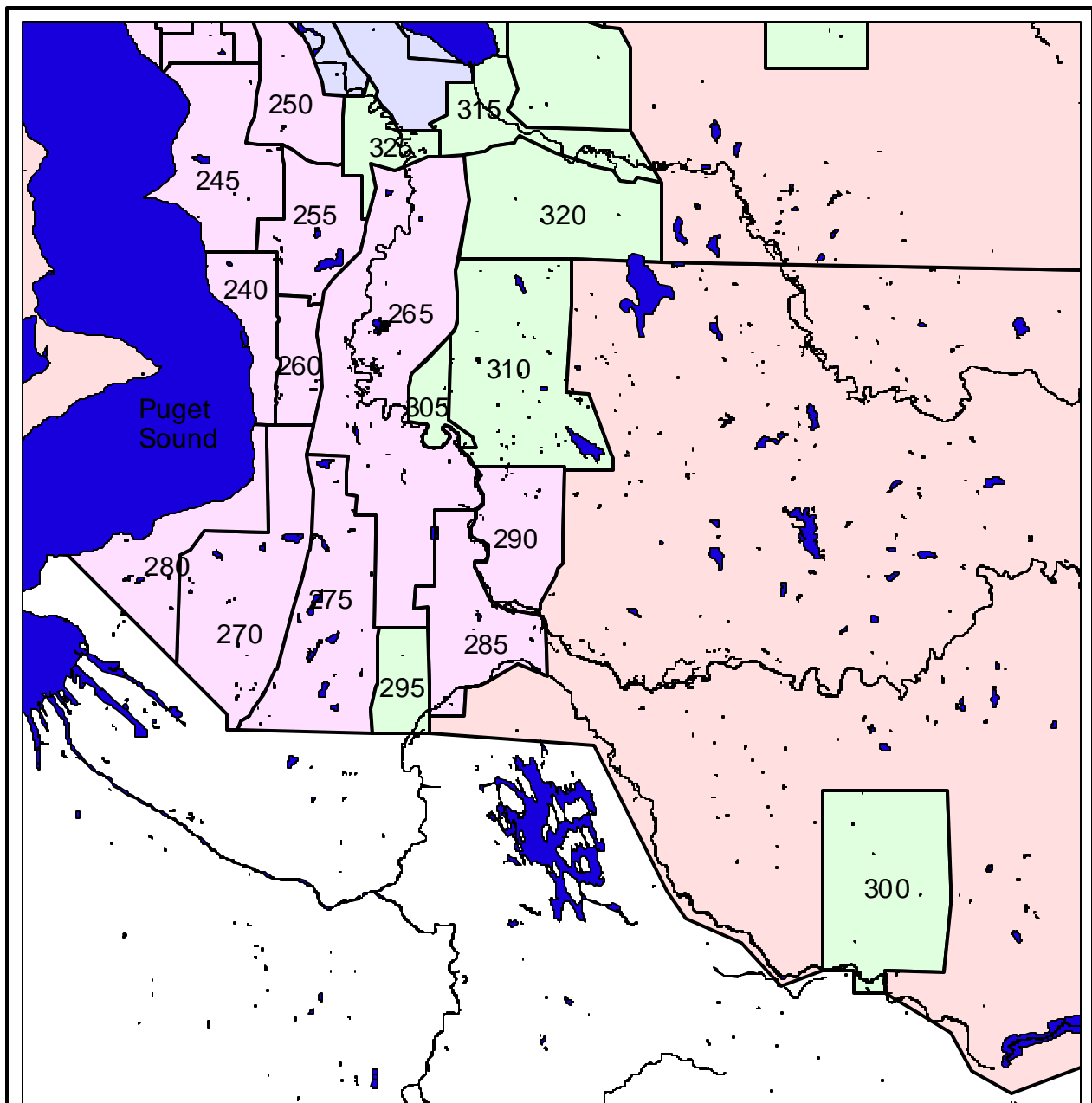
Ratio

COMMENTS:

Residential Condominiums throughout areas 240, 245, 250, 255, 260, 265, 270, 275, 280, 285, 290, 295, 300, 305, 310, 315, 320 and 325

Both assessment level and uniformity have been improved by application of the recommended values.

Overview Map










South King County

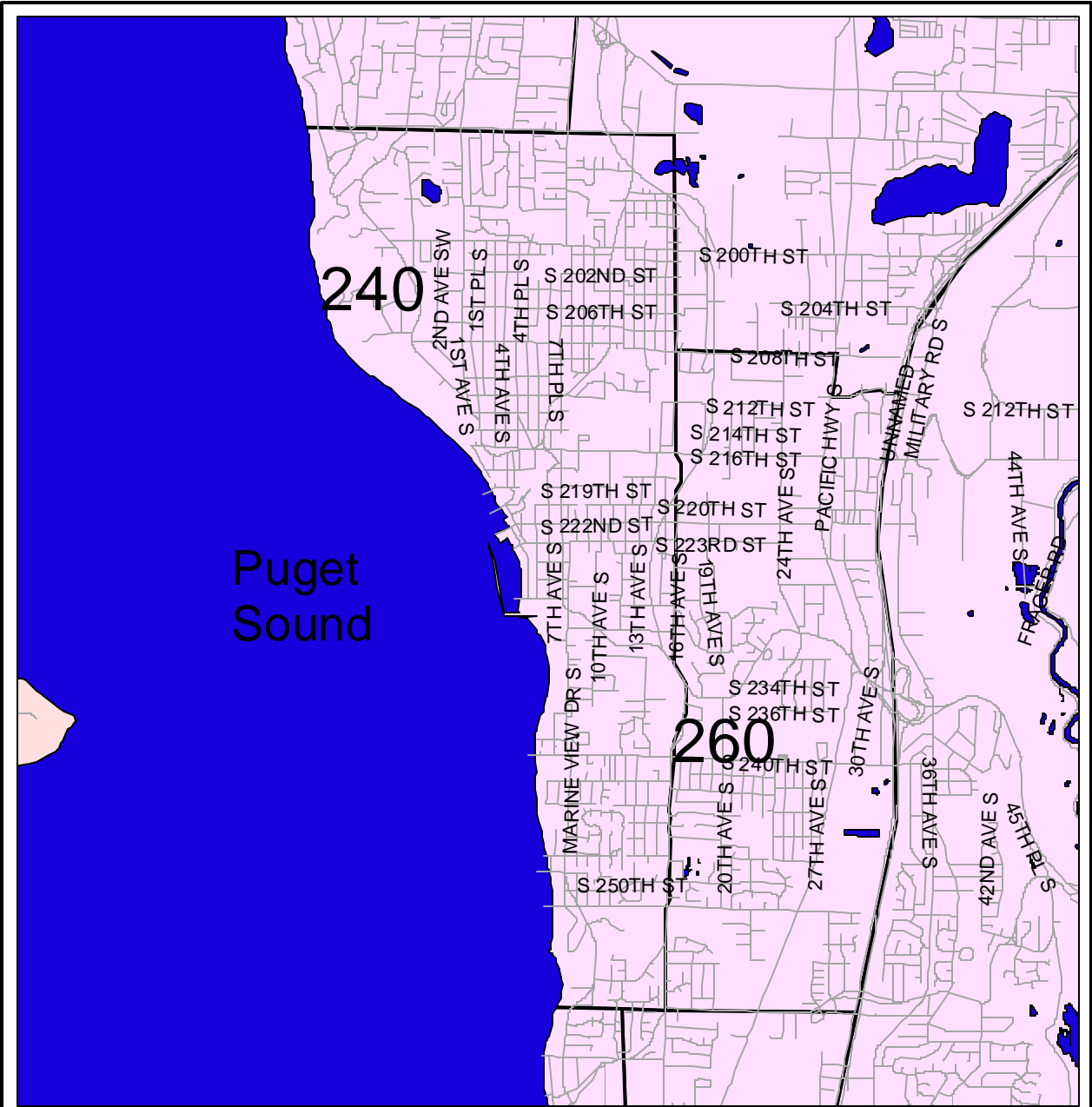
The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or mis use of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.



Legend

-  Openwater.shp
-  Condoareas.shp
-  5 - 95
-  96 - 190
-  191 - 290
-  291 - 390
-  391 - 490

Neighborhood 240 Map



Neighborhood 240

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or mis use of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

July 8, 2003

0.2 0 0.2 0.4 0.6 0.8 1 Miles

King County

Legend

- Streets.shp
- Openwater.shp
- Condoareas.shp
- 5 - 95
- 96 - 190
- 191 - 290
- 291 - 390
- 391 - 490

Neighborhood 245

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

July 8, 2003

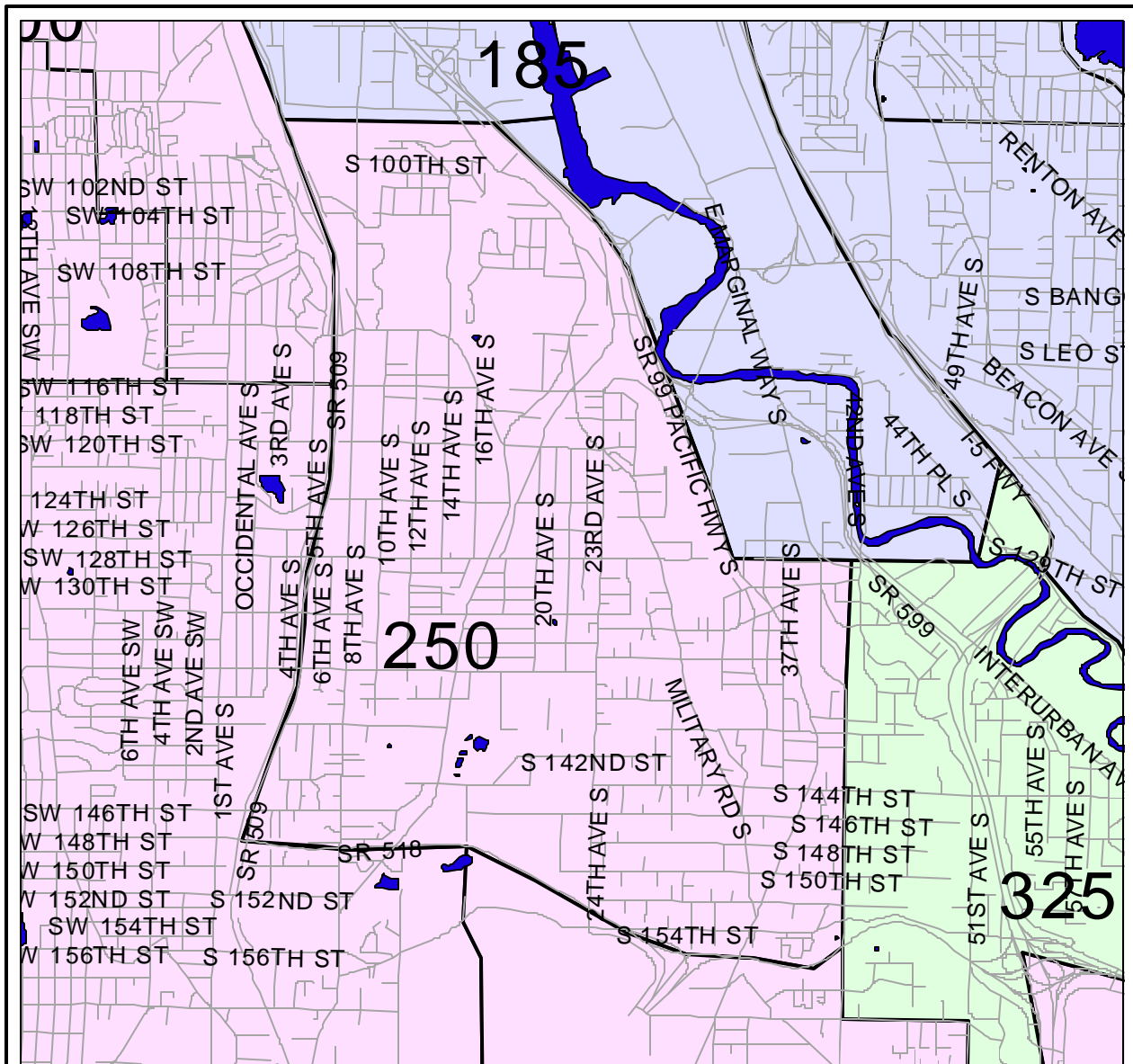
0 0.2 0.4 0.6 0.8 1 Miles

Legend

- Streets.shp
- Open water.shp
- Condo areas.shp
- 5 - 95
- 96 - 190
- 191 - 290
- 291 - 390
- 391 - 490

King County

Neighborhood 250 Map



Neighborhood 250

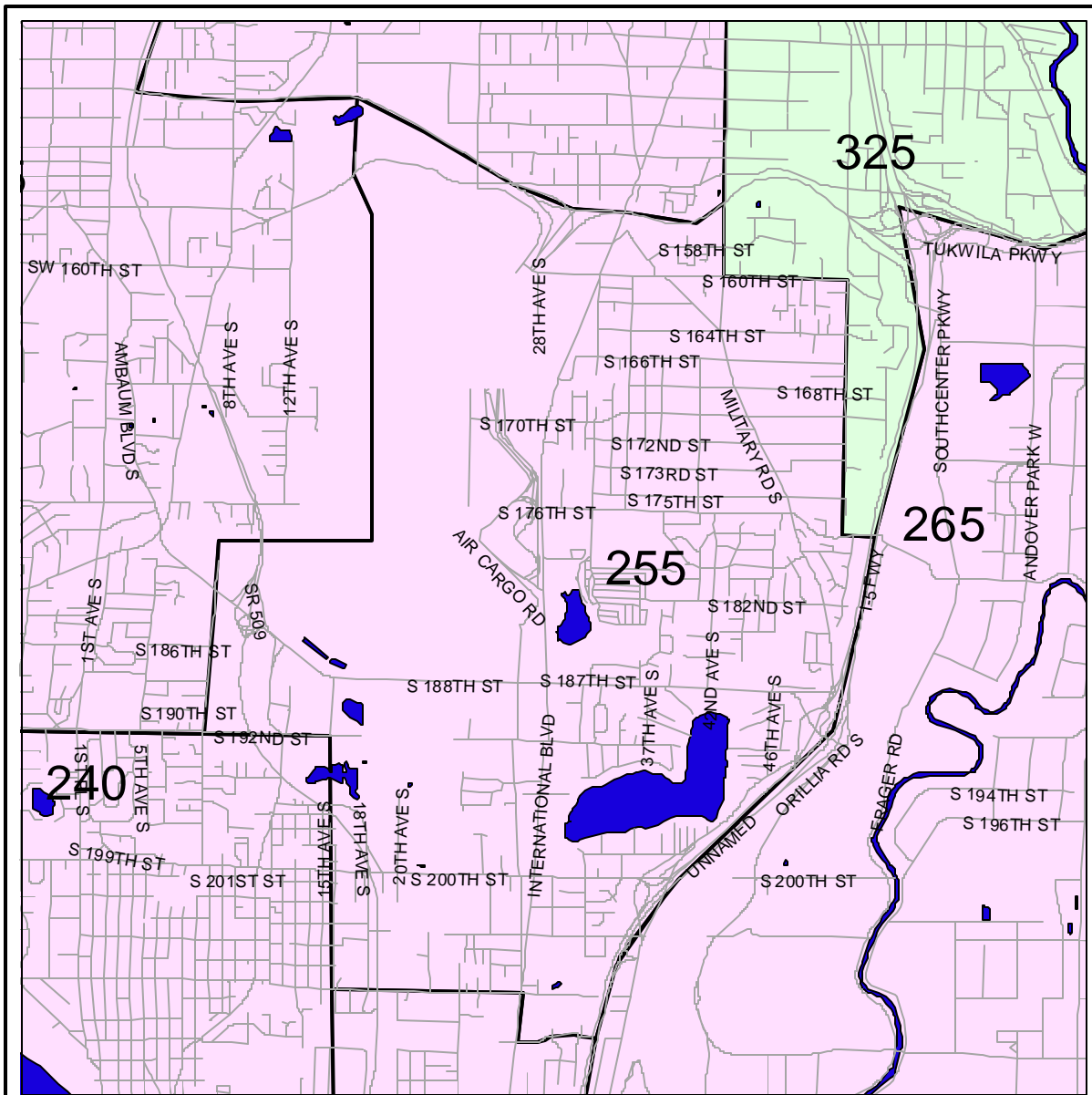
The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.



Legend

- Streets.shp
- Openwater.shp
- Condominiums.shp
- 5 - 95
- 96 - 190
- 191 - 290
- 291 - 390
- 391 - 490

Neighborhood 255 Map



Neighborhood 255

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.



July 8, 2003

0.1 0 0.1 0.2 0.3 0.4 0.5 Miles



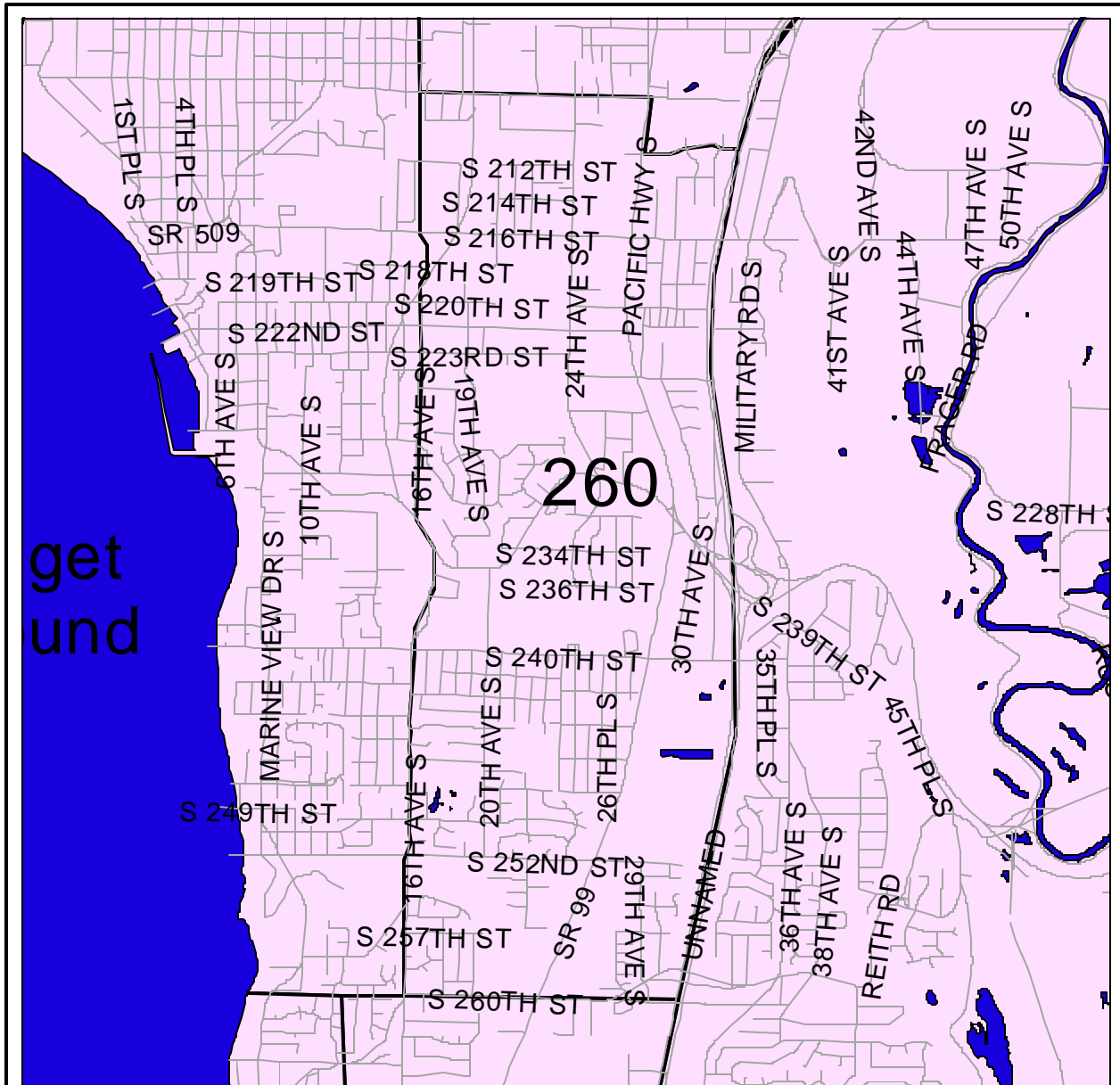
King County

Legend

Streets.shp
Openwater.shp
Condoareas.shp

5 - 95
96 - 190
191 - 290
291 - 390
391 - 490

Neighborhood 260 Map



Neighborhood 260

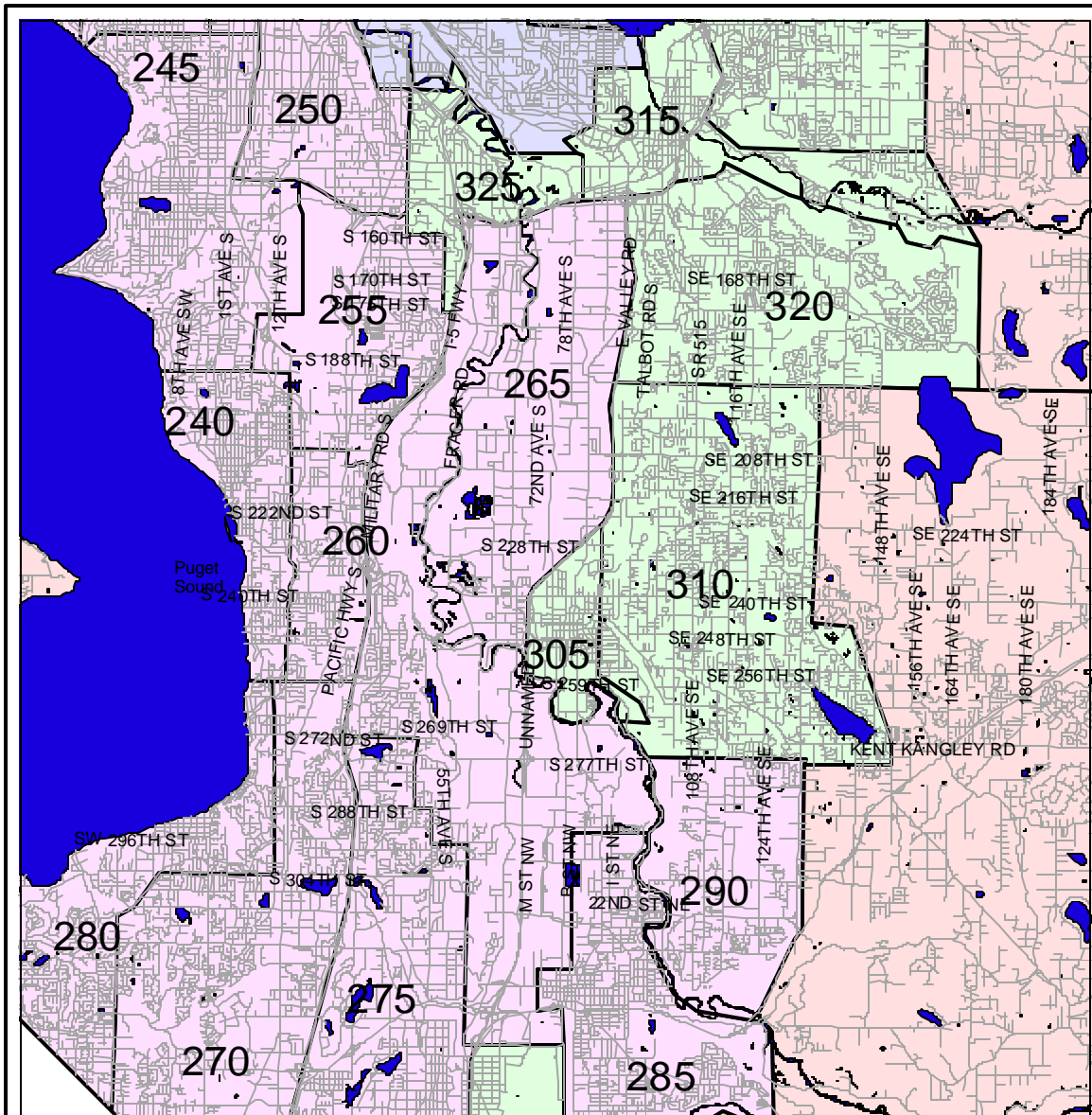
The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.



Legend

- Streets.shp
- Openwater.shp
- Condoareas.shp
- 5 - 95
- 96 - 190
- 191 - 290
- 291 - 390
- 391 - 490

Neighborhood 265 Map



Neighborhood 265

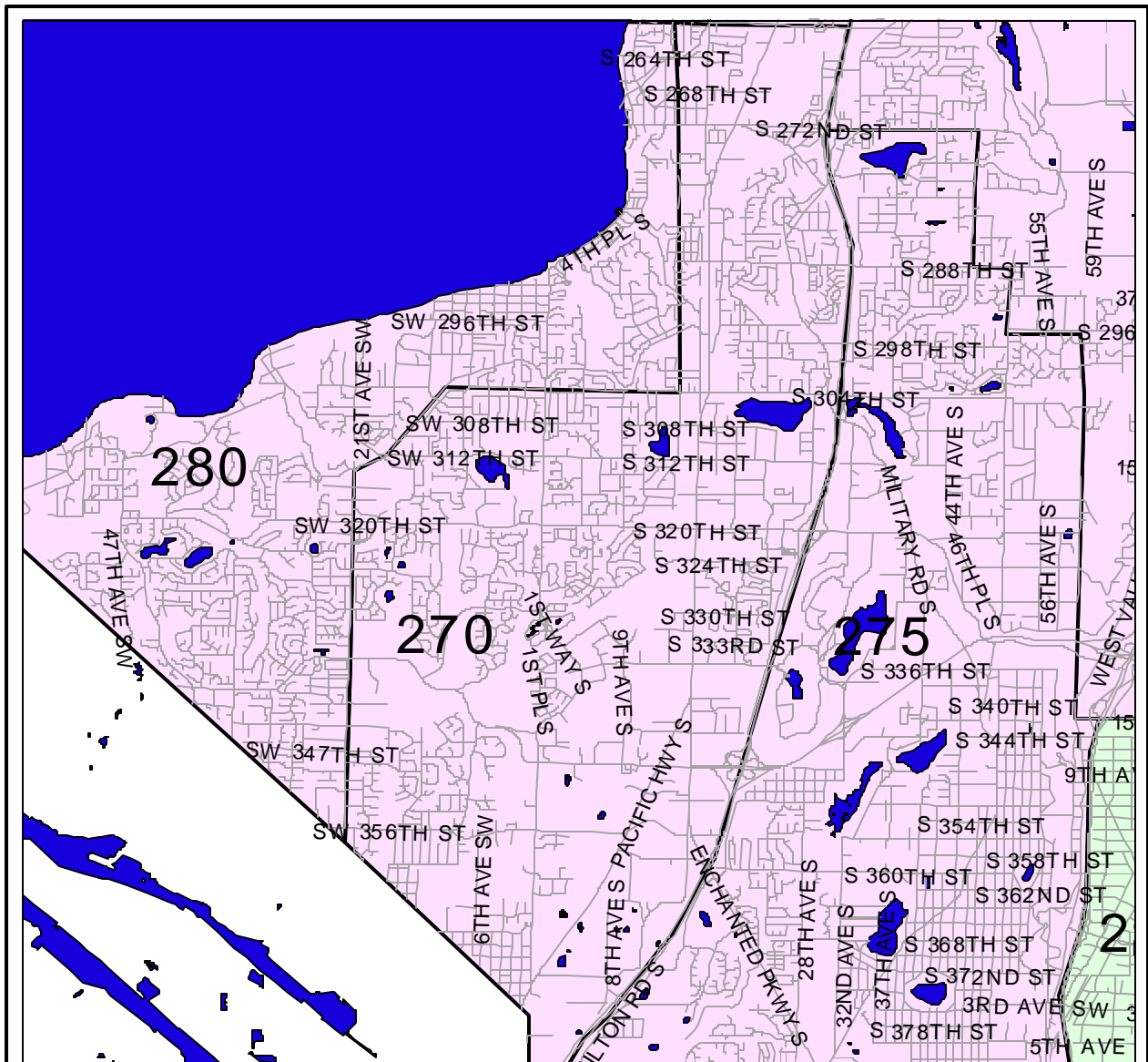
The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.



Legend

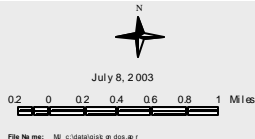
- Streets.shp
- Open water.shp
- Condo areas.shp
- 5 - 95
- 96 - 190
- 191 - 290
- 291 - 390
- 391 - 490

Neighborhood 270 Map



Neighborhood 270

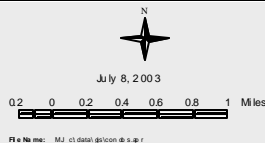
The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or mis use of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.



Legend

- Streets.shp
- Openwater.shp
- Cond areas.shp
- 5 - 95
- 96 - 190
- 191 - 290
- 291 - 390
- 391 - 490

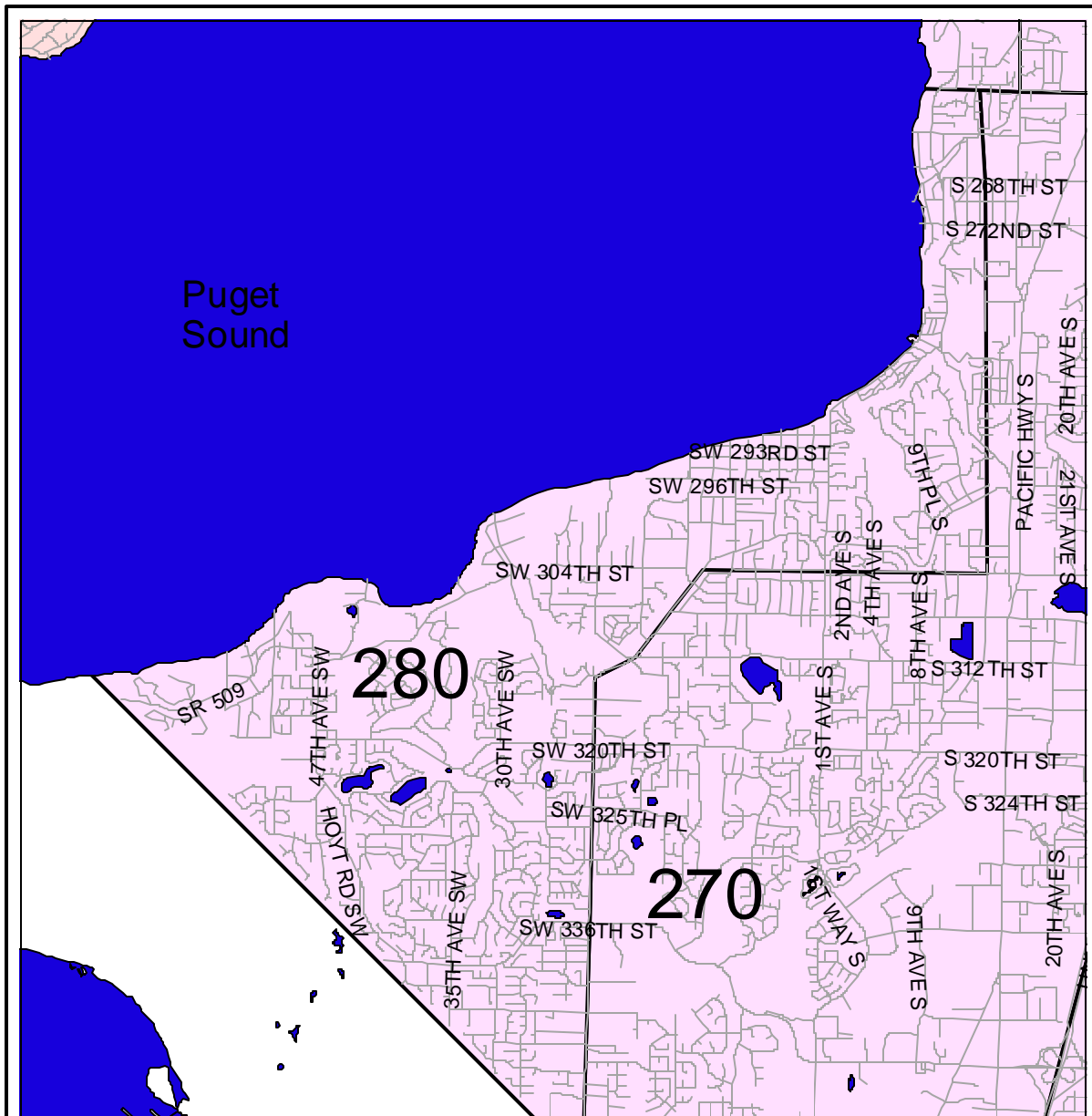
The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, or incidental damages, including but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.



Streets.shp
Openwater.shp
Condo areas.shp

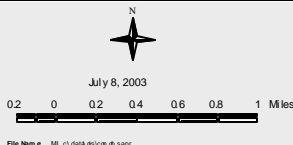
5 - 95
96 - 190
191 - 290
291 - 390
391 - 490

Neighborhood 280 Map



Neighborhood 280

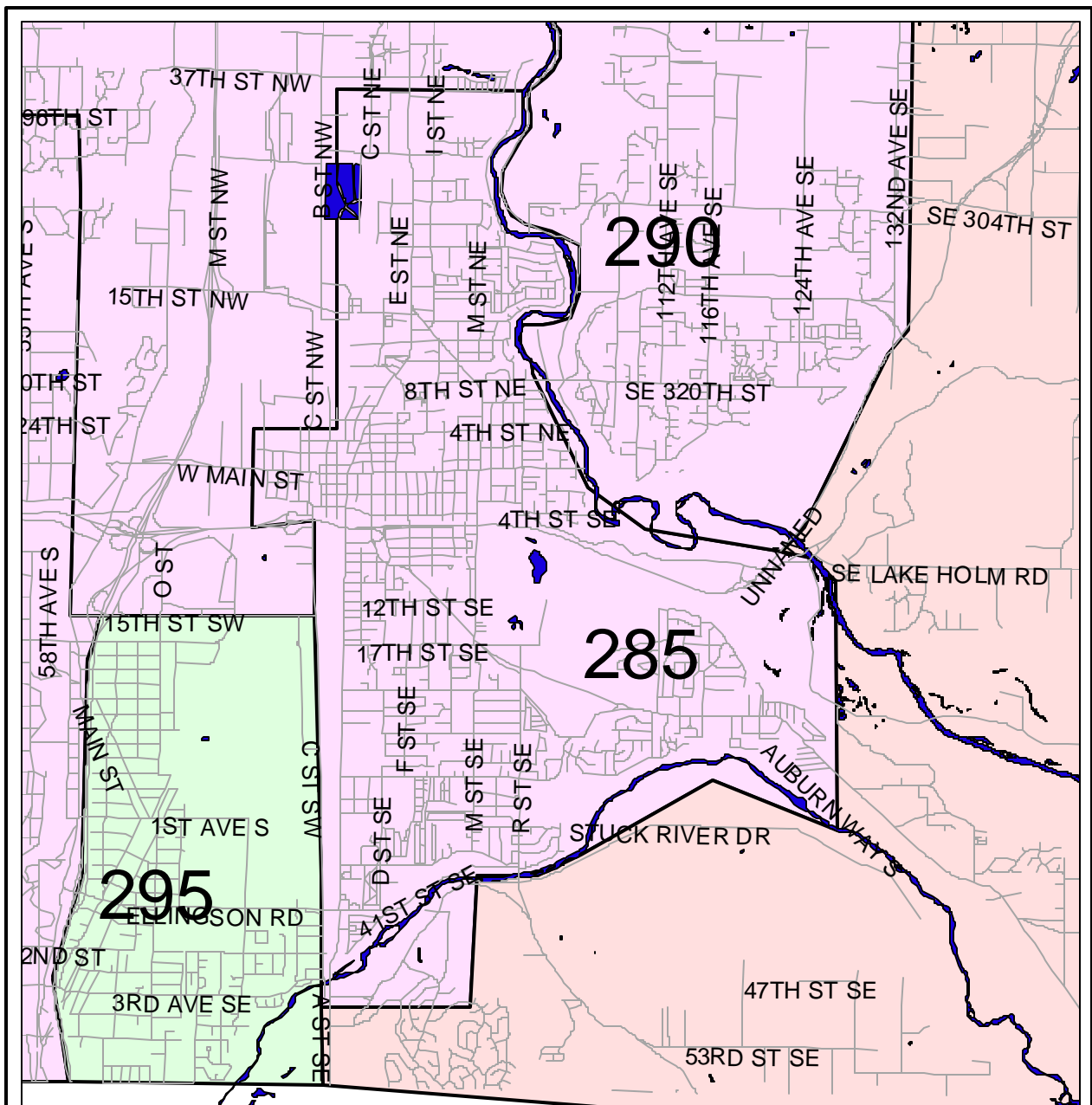
The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.



Legend

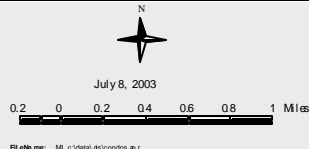
- Streets.shp
- Openwater.shp
- Condo areas.shp
- 5 - 95
- 96 - 190
- 191 - 290
- 291 - 390
- 391 - 490

Neighborhood 285 Map



Neighborhood 285

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or mis use of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.



Legend

- Streets.shp
- Openwater.shp
- Condoreas.shp
- 5 - 95
- 96 - 190
- 191 - 290
- 291 - 390
- 391 - 490

A detailed map of Neighborhood 295, which is shaded in light green. The map shows a grid of streets including Boundary Blvd at the top, 10th Ave N, 1st Ave S, 3rd Ave S, 5th Ave NW, Ellingson Rd, 1st Ave SE, 2nd Ave SE, 3rd Ave SE, Butte Aves, 6th Ave SW, 5th Ave SW, 4th Ave SW, 3rd Ave SW, 2nd Ave SW, 1st Ave NW, West Valley Hwy, 59th Ave S, Main St, Celery Ave, Chicago Ave, Pacific Ave S, Aleshire Ave, C St SE, F St SE, 17th St, 21st St, 23rd St SE, 25th St SE, 27th St SE, 29th St SE, Unnamed, 37th St SE, 41st St SE, Oravetz Rd, Mill Pond Dr, East St, D St SE, A St SE, 23rd St SE, 25th St SE, 27th St SE, 29th St SE, 37th St SE, 41st St SE, Oravetz Rd, Mill Pond Dr, East St, D St SE, A St SE. To the west are Military Rd S, 53rd Ave S, 56th Ave S, Iowa Dr, 50th Ave S, 52nd Ave S, 54th Ave S, 57th Ave S, 48th Ave S, 49th Ave S, 51st Ave S, S 380th St, S 382nd St, County Line Rd E. To the east are 23rd St SE, 25th St SE, 27th St SE, 29th St SE, 37th St SE, 41st St SE, Oravetz Rd, Mill Pond Dr, East St, D St SE, A St SE. Water bodies are shown in blue, including several ponds and a larger body of water along the bottom right. The number '295' is prominently displayed in the center. The map is bordered by pink areas to the north, west, and east, and a tan area to the south. A legend in the bottom right corner identifies symbols for streets, open water, and condominium areas. A scale bar and north arrow are located at the bottom center. The King County logo is in the bottom right corner. A disclaimer box is in the bottom left corner.

Neighborhood 300

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, expressed or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

July 8, 2003

0.1 0 0.1 0.2 0.3 0.4 0.5 Miles

King County

Legend

- Streets.shp
- Openwater.shp
- Condoareas.shp
- 5 - 95
- 96 - 190
- 191 - 290
- 291 - 390
- 391 - 490

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

July 8, 2003

0.08 0 0.08 0.16 0.24 0.32 0.4 Miles

King County

Legend

- Streets.shp
- Openwater.shp
- Condoareas.shp
- 5 - 95
- 96 - 190
- 191 - 290
- 291 - 390
- 391 - 490

Neighborhood 310

Legend

- Streets.shp
- Open water.shp
- Condo areas.shp
- 5 - 95
- 96 - 190
- 191 - 290
- 291 - 390
- 391 - 490

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

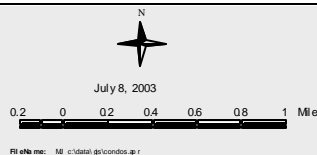
July 8, 2003

0 0.2 0.4 0.6 0.8 1 Miles

King County

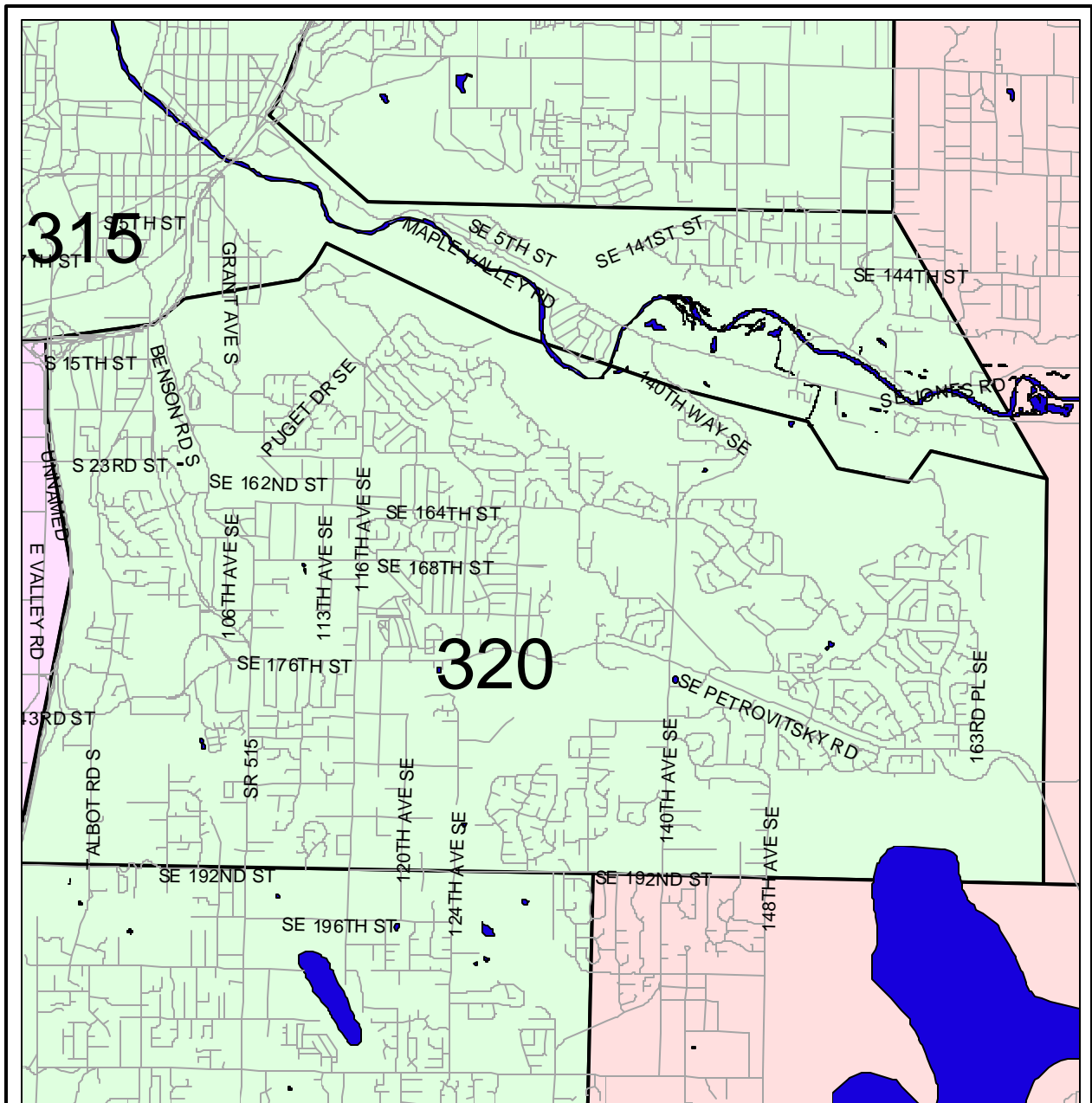
The map displays the city limits of Vancouver, Washington, with the city boundary outlined in black. The city is divided into two main sections by the Columbia River, with the northern section labeled '315' and the southern section labeled '320'. The map shows the city's proximity to the river and the surrounding areas, including the city of Rainier, Oregon, and the city of Longview, Washington. Major roads and water bodies are labeled, and the city's location is indicated by a blue dot.

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or mis use of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.



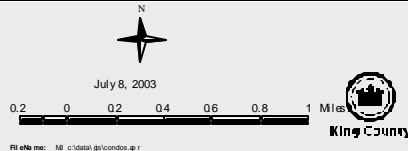
Streets.shp
Openwater.shp
Condoareas.shp
5 - 95
96 - 190
191 - 290
291 - 390
391 - 490

Neighborhood 320 Map



Neighborhood 320

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or mis use of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.



Legend

- Streets.shp
- Openwater.shp
- Condoreas.shp
- 5 - 95
- 96 - 190
- 191 - 290
- 291 - 390
- 391 - 490

[illegible]

Condominium Annual Update Exceptions List

Neighborhood	Major	#Units	Adjustment Value
280	661320	44	EMV*.90
315	008200	4	EMV*.75
115	260786	4	EMV*.85
	802940	8	EMV*.90
125	390250	4	EMV*.90
130	785430	13	EMV*.90
145	683790	25	EMV*1.2
	872698	7	EMV*.95
155	660740	12	EMV*.80
90	372980	6	EMV*.70
	378010	7	EMV*.80
	614530	16	EMV*.85
65	551210	22	EMV*.80
70	924550	6	EMV*.75
210	780434	4	EMV*.85
225	204120	25	EMV*.90
475	948579	7	EMV*.85
370	104920	8	EMV*1.15
	152810	3	EMV*1.15
	253898	10	EMV*.85
	264750	12	EMV*1.15
	310980	7	EMV*1.15
	311055	9	EMV*1.15
	311060	28	EMV*1.15
	311076	9	EMV*1.15
	329858	4	EMV*1.15
	381095	11	EMV*1.15
	514880	22	EMV*1.20
	567730	6	EMV*1.15
	678000	9	Emv*1.15
	683820	6	EMV*1.20
	683830	22	EMV*1.15
	794203	4	EMV*.85
	812850	50	EMV*1.15
455	156194	71	EMV*.90
	559190	67	EMV*.90
380	59050	83	If Lake View=Excellent then EMV *1.5 otherwise, EMV*1.05
	742190	19	EMV*1.10
385	734540	15	EMV*.90
390	28100	30	EMV*.90
	150790	39	EMV*.90
400	233500	24	EMV*.90
	803555	9	EMV*.85
350	192800	94	EMV*.90
	349650	70	EMV*.90
	716800	15	EMV*.90
	868205	80	EMV*.95
430	25105	20	EMV*.90
	25330	20	EMV*.90
	856276	93	EMV*.90

Condominium Annual Update Exceptions List

Neighborhood	Major	#Units	Adjustment Value
35	120260	10	EMV*.80
	170310	6	EMV*.80
	257210	16	EMV*.90
	600500	11	EMV x 1.40
	659995	50	EMV*1.20
	676390	15	EMV*.80
	743980	9	EMV x .90
	880965	4	EMV*.90
360	756990	6	EMV x .90
	933370	24	EMV*1.15
40	501550	46	EMV x .90
	678090	28	EMV x .90